

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 35512-001-00

PRESENT ZONING: PD (20-0007)

ABUTTING ZONING: NORTH - MARION COUNTY ROW (SW 66TH STREET) AND FUTURE CITY ROW (SW 54TH COURT ROAD)
EAST - PD
SOUTH - PD
WEST - PD AND FUTURE CITY ROW (SW 54TH COURT ROAD)

LAND USE: LI - (LOW INTENSITY)

PROJECT AREA: 83.1 ACRES

PROPOSED LOTS: 4 LOTS

WATER
POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA

SEWER
WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY THE CITY OF OCALA.

ROADWAYS
A PROPERTY OWNER'S ASSOCIATION SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, RIGHTS OF WAY, AND NEW & REPLACEMENT STREET SIGNS WITHIN EACH PARCEL.

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
EXISTING TREES ARE SHOWN ON THE SURVEY

FEMA DESIGNATION:
THE PROJECT AREA LIES IN FLOOD HAZARD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12083C0702E, EFFECTIVE APRIL 19, 2017.

DRAINAGE
THE DRAINAGE AREAS WILL BE PRIVATELY MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.

LOCAL BENCHMARK
VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING CONTROL POINT COED 0013, ELEVATION 84.75' (NAVD-1988)

ADDITIONAL NOTES

- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE WINDING OAKS PLANNED DEVELOPMENT PLAN.
- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY JCH CONSULTING GROUP, INC. DATED 10/8/2024. TOPOGRAPHY IS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE CITY GROWTH MANAGEMENT OFFICE.
- ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY.
- COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE.
- THIS CONCEPTUAL SUBDIVISION PLAN IS AN UPDATE TO A PORTION OF THE WINDING OAKS COMMERCIAL PHASE 1 CONCEPTUAL SUBDIVISION PLAN (SUB 17-0008, APPROVED 12/12/2017).

<u>ELECTRIC</u>	<u>COMMUNICATIONS</u>	<u>WATER & SEWER</u>
OCALA ELECTRIC UTILITY	CENTURYLINK	CITY OF OCALA
1805 NE 30TH AVE, BLDG. 400	1325 BLAIRSTONE RD	2100 NE 30TH AVE
OCALA, FL 34470	RM 113	OCALA, FL 34470
RANDY HAHN	TALLAHASSEE, FL 32301	STACEY FARRANTE
(352) 351-6615	BILL MCCLLOUD	(352) 351-6775
	(860) 600-4444	

ELECTRIC
SUMTER ELECTRIC COOPERATIVE
330 S. US HWY 301
SUMTERVILLE, FL 33585
JACOB HUTTO
(352) 569-9882

COMMUNICATIONS
COX CABLE
4040 NE 49TH AVE
OCALA, FL 34470
MICHELLE OSBORNE
(478) 314-3577

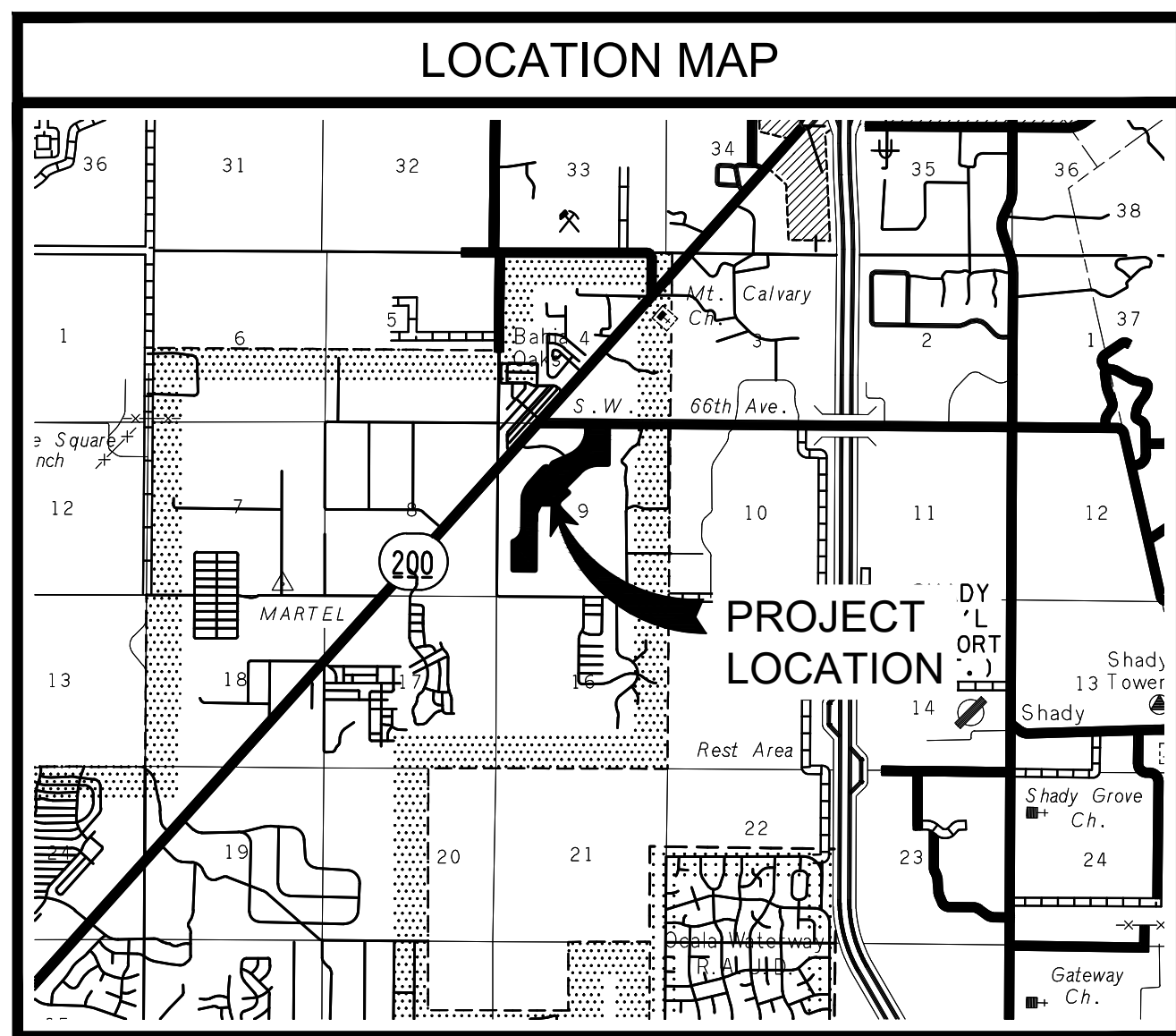
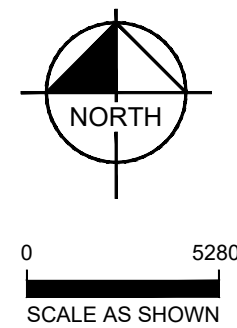
OWNER/APPLICANT: KOLTER MIXED-USE, LLC 14025 RIVEREDGE DRIVE, SUITE 175 TAMPA, FL 33637	SURVEYOR: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FLORIDA 3447 (352) 405-1482
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CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
JCH CONSULTING GROUP, INC.
426 SW 15TH STREET, OCALA, FLORIDA 3447
(352) 405-1482

CITY OF OCALA, FLORIDA

**SECTION 9,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST**

[illegible]

CITY OF CALICO - PRESERVATION OF EXISTING TREES			
Per City of Calico Code of Ordinances, Article 5, Section 116-10(b)(3): Existing viable shade trees shall be retained as far as possible and removed only when the following minimum standards:			
Total Site Area	83,005.04686	AC	
Existing Viable Shade Trees	127	Trees	
Required Viable Shade Trees Per Acre	2	Trees	
Category of Existing Shade Trees Per Acre	62%	Preserved	
Required As Preserved - 50%	102	Trees	
Preserved Viable Shade Trees	0	Trees	
Category of Existing Shade Trees Per Acre	102	NOT MET	
NOTE: As design progresses, efforts will be made to preserve as many viable shade trees as possible beyond the minimum requirement specified above. A tree preservation and removal plan will be provided with the project's landscaping site plan.			
NOTE: If trees are removed due to grading, then the placement of the largest existing shade trees that had to be removed will be noted on exhibit 30-3 at 3" scale on compact shade trees. These will be placed in addition to above requirements.			
Total 100% Graded 100 removed trees	3952	HA	
Remaining Shade Trees, in addition to above requirements	111	Trees	



DRAWING INDEX

SHEET	TITLE
C001	COVER SHEET
C002	MASTER PLAN
C003	GEOMETRY PLAN
C004	UTILITY PLAN
S001-018	BOUNDARY AND TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

STEWART L. HILL, P.E.

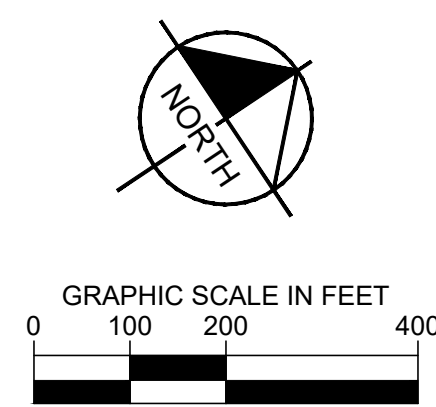
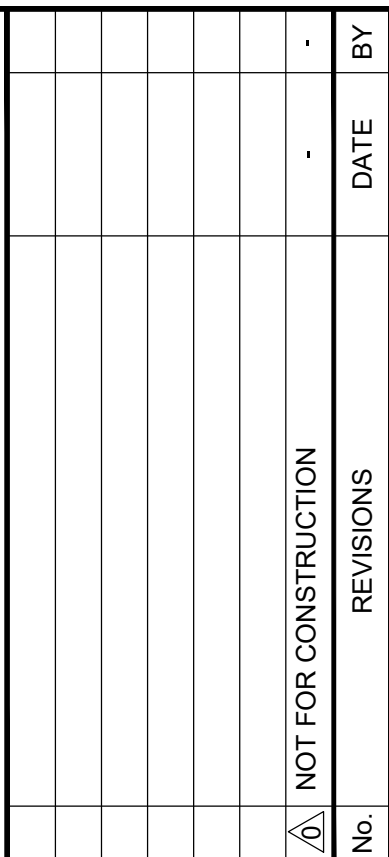
FLORIDA LICENSE NUMBER

DATE:

COVER SHEET

WINDING OAKS PD
COMMERCIAL PHASE 3
PREPARED FOR
DHI COMMUNITIES
OF OCALA
FLORIDA

SHEET NUMBER
C001



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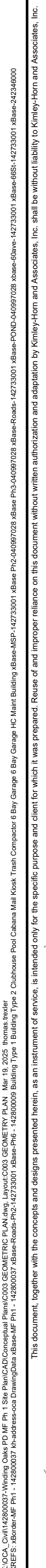
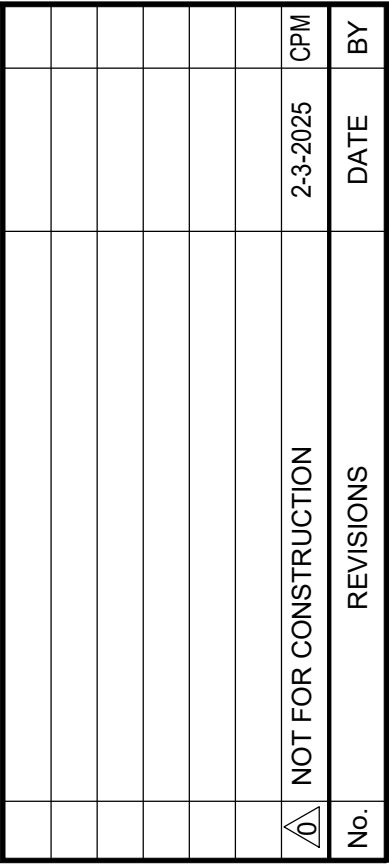
STEWART L. HILL, P.E.

79410

WINDING OAKS PD
MULTI-FAMILY PHASE 1
PREPARED FOR
DHI COMMUNITIES

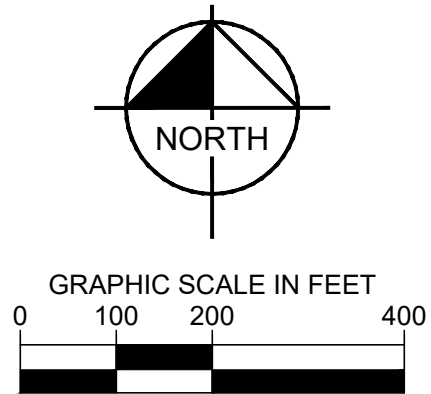
SHEET NUMBER
C002

K:\COA_Civil\142800037-Winding Oaks PD MF Ph1 - Site Plan\CAD\Conceptual Plans\COO2 MASTER PLAN.dwg, Layout COO2 MASTER PLAN Apr 29, 2025
CREFS: xBorder=MF Ph1 : 142800037 kx-address-coa DrawingData XBasis=MF Ph1 : 142800037 XAddress-coa DrawingData XBasis=MF Ph1 : 142800037 Building Type 1 Building Type 2 Clubhouse Mail Kiosk Trash Compactor 6 Bay Garage xBasis=142800037 Maint Building xBasis=242346000 5 Bay Garage HC xBasis=Utilities-142733001



SHEET NUMBER C003		WINDING OAKS PD COMMERCIAL PHASE 3 PREPARED FOR DHI COMMUNITIES CITY OF OCALA		GEOMETRY PLAN		KHA PROJECT 142800037 DATE MARCH 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY CPM CHECKED BY SLH DATE		LICENSED PROFESSIONAL STEWART L. HILL, P.E. FLORIDA LICENSE NUMBER 79410		Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471 PHONE 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
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WINDING OAKS PD
COMMERCIAL PHASE 3
PREPARED FOR
DHI COMMUNITIES
CITY OF OCALA
FLORIDA

SHEET NUMBER
C004

KHA PROJECT 142800037	LICENSED PROFESSIONAL
DATE MARCH 2025	STEWART L. HILL, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 794110
DESIGNED BY KHA	
DRAWN BY CPM	
CHECKED BY SLH	DATE:

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